



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes City Plan Commission

---

Monday, April 1, 2024

4:00 PM

Council Chambers

---

### Call to Order

Mayor Reynolds called this meeting to order at 4:01 PM.

### Roll Call

**Present:** 9 - James Cherf, Matt Gallagher, Chris Kahlow, Jenasea Hameister, Elaine Yager, Mitch Reynolds, Jennifer Trost, Jacob Sciammas, James Szymalak

### Approval of Minutes from the March 4th, 2024 meeting.

A motion was made by Yager, seconded by Sciammas that these minutes be APPROVED. Voice vote carried unanimously.

### Agenda Items:

#### [24-0461](#)

Review of Plans for Sign at 2964 Airport Rd in Airport Industrial Park (Ka Lia's Kitchen).

**Attachments:** [Sign Permit Application - Ka Lia's Kitchen](#)  
[CPC.StaffReport.04012024.24-0461.JE](#)  
[CPC Recommendation Report - 4.11.2024](#)

A motion was made by Kahlow, seconded by Cherf that these plans be APPROVED. Voice vote carried unanimously.

#### [24-0278](#)

AN ORDINANCE to repeal Section 115-86 of the Code of Ordinances of the City of La Crosse regarding protest against a district change or amendment.

**Attachments:** [Ordinance 5284](#)  
[Proposed Amended Ordinance for J&A - 4.3.2024](#)  
[Ordinance](#)  
[Staff Report](#)  
[Notice of Hearing](#)  
[CPC.StaffReport.04012024.24-0278.TA](#)  
[Committee Registration Slips - 4.3.2024](#)  
[Objection email - Lisa Middleton 4.9.2024](#)  
[CPC Recommendation Report - 4.11.2024](#)  
[Affidavit of Publication - Notice of Hearing](#)

**A motion was made by Trost, seconded by Yager to approve.**

**A motion was made by Kahlow, seconded by Gallager, to make amendment to change the end of section 3, that the ordinance not be in effect until January 1st, 2025. Voice vote as follows, Kahlow, Sciammas, Yager, Cherf, Gallager, and Mayor Reynolds YES. Hameister, Szymalak, and Trost NO. The amendment is APPROVED.**

**Voice vote to APPROVED as amended as follows, Kahlow, Yager, Sciammas, Cherf, Gallager, Hameister and Szymalak, and Mayor Reynolds YES. Trost, NO. Motion is APPROVED.**

**24-0317**

Resolution approving the five-year Lease Agreement extension between the City of La Crosse and City Brewing Company, LLC for parking spaces near Marco Drive.

**Attachments:** [Resolution](#)  
[City Brewery Lease South Lot 2024](#)  
[Legislative Staff Report](#)  
[CPC.StaffReport.04012024.24-0317.AT](#)  
[CPC Recommendation Report - 4.11.2024](#)

**A motion was made by Kahlow, seconded by Yager that this lease extension be APPROVED. Voice vote carried unanimously.**

**24-0318**

Resolution approving the five-year Lease Agreement extension between the City of La Crosse and City Brewing Company, LLC for parking spaces near Joseph Houska Drive and Hood St.

**Attachments:** [Resolution](#)  
[Lease Agreement](#)  
[Staff Report](#)  
[CPC.StaffReport.04012024.24-0318.AT](#)  
[CPC Recommendation Report - 4.11.2024](#)

**A motion was made by Yager, seconded by Kahlow that this lease extension be APPROVED. Voice vote carried unanimously.**

[24-0349](#)

AN ORDINANCE to amend secs. 40-175, 115-90, 115-342(b)(1) of the Code of Ordinances of the City of La Crosse regarding property owner notifications.

**Attachments:** [Ordinance 5286](#)  
[Ordinance](#)  
[Staff Report](#)  
[Notice of Hearing](#)  
[CPC.StaffReport.04012024.24-0349.TA](#)  
[CPC Recommendation Report - 4.11.2024](#)  
[Affidavit of Publication - Notice of Hearing](#)

**A motion was made by Kahlow, seconded by Cherf that this amendment be APPROVED. Voice vote carried unanimously.**

[24-0372](#)

Resolution approving Application of Goehner Investments LLC for a Conditional Use Permit at 5212 Mormon Coulee Rd allowing for a rooming house.

**Attachments:** [Resolution](#)  
[Application](#)  
[200-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[Notice of Hearing - incorrect applicant noted](#)  
[Notice of Hearing - Corrected](#)  
[CPC.StaffReport.04012024.24-0372.JD](#)  
[Revised Site Plan - 3.29.2024](#)  
[Undeliverable Mailing - 3.29.2024](#)  
[Committee Registration Slip - 4.3.2024](#)  
[CPC Recommendation Report - 4.11.2024](#)  
[Affidavits of Publication - Notices of Hearing](#)

**Unanimous voice vote to open public hearing.**

**Unanimous voice vote to close public hearing.**

**A motion was made by Trost, seconded by Kahlow that this conditional use permit be APPROVED. Voice vote carried unanimously.**

[24-0373](#)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Commercial District to the Multiple Dwelling District allowing residential rental units at 5212 Mormon Coulee Rd.

**Attachments:** [Ordinance 5285](#)  
[Ordinance](#)  
[Rezoning Petition](#)  
[Notice of Hearing](#)  
[200-foot Property Owner Buffer List](#)  
[Buffer Map](#)  
[CPC.StaffReport.04012024.24-0373.JD](#)  
[Revised Site Plan - 3.29.2024](#)  
[Undeliverable Mailing - 3.29.2024](#)  
[Legal Objection - Stuebs 5409 Mormon Coulee Rd 4.1.2024](#)  
[Legal Objection - Squires 5409 Mormon Coulee Rd 4.1.2024](#)  
[Legal Objection - Valera for AMSEJV LLC 5200 Mormon Coulee Rd 4.1.2024](#)  
[Legal Objection - Valera for Lopez V Inc 5401 Gardner PI 4.1.2024](#)  
[Committee Registration Slip - 4.3.2024](#)  
[CPC Recommendation Report - 4.11.2024](#)  
[Affidavit of Publication - Notice of Hearing](#)

**A motion was made by Cherf, seconded by Kahlow that amendment be APPROVED. Voice vote carried unanimously.**

**24-0386**

AN AMENDED ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Multiple District to the Traditional Neighborhood District - General & Specific allowing for a single multi-family building at 415 12th Street N., 1117, 1119, 1125, 1129, 1131, & 1135 Pine Street.

**Attachments:** [Ordinance 5288](#)  
[Amended Ordinance by J&A 4.3.2024](#)  
[Ordinance](#)  
[Rezoning Petition](#)  
[Architectural Drawings](#)  
[Civil Drawings](#)  
[Landscape Plan](#)  
[Notice of Hearing](#)  
[Exhibit R - Roofline Comparisons - Revised 4.3.2024](#)  
[Buffer Map](#)  
[200-foot Property Owner Buffer List](#)  
[Undeliverable Mailing - 3.19.2024](#)  
[Undeliverable Mailing - 3.20.2024](#)  
[CPC Staff Report for 4.1.2024](#)  
[Support Letter from Andrew Ericson - 4.2.2024](#)  
[Committee Registration Slip - 4.3.2024](#)  
[CPC Recommendation Report - 4.11.2024](#)  
[Affidavit of Publication - Notice of Hearing](#)

**A motion was made by Cherf, seconded by Kahlow that this amendment be APPROVED. Voice vote carried unanimously, Yager recused herself.**

[24-0391](#)

Resolution approving Certified Survey Map - Located in parts of the NE-NW and SE-NW of Section 19, T15N, R7W, Town of Shelby, La Crosse County, Wisconsin (Breidel Coulee Rd).

**Attachments:** [CSM - Signed 4.17.2024](#)  
[Resolution](#)  
[Breidel CSM - Revised - 3.21.2024](#)  
[CSM & Submittal Checklist - 3.12.2024](#)  
[Letter Re Meeting Dates](#)  
[Utilities Approval - 3.13.2024](#)  
[County Surveyor Approval - 3.13.2024](#)  
[Planning Approval - 3.14.2024](#)  
[CRM Approval with Comments - 3.15.2024](#)  
[Engineering Comments - 3.18.2024](#)  
[Engineering Approval - 3.21.2024](#)  
[Assessor Approval - 3.21.2024](#)  
[CPC.StaffReport.04012024.24-0391.TA](#)  
[CPC Recommendation Report - 4.11.2024](#)

**A motion was made by Yager, seconded by Kahlow that this map be**

**APPROVED. Voice vote carried unanimously.**

[24-0409](#)

Resolution allocating funds to update Chapter 115-Zoning of the Municipal Code.

**Attachments:**    [Resolution](#)  
[Staff Report](#)  
[CPC.StaffReport.04012024.24-0409.TA](#)  
[CPC Recommendation Report - 4.11.2024](#)

**Unanimous voice vote to open public hearing.**

**Unanimous voice vote to close public hearing.**

**A motion was made by Trost, seconded by Gallager that this resolution be APPROVED. Voice vote carried unanimously.**

[24-0419](#)

Resolution approving Plat of River Point District II to the City of La Crosse, La Crosse County, Wisconsin.

**Attachments:**    [Resolution](#)  
[PLAT ADDITION II REV 3-14-24](#)  
[Staff Report](#)  
[CPC.StaffReport.04012024.24-0419.AT](#)  
[CPC Recommendation Report - 4.11.2024](#)

**A motion was made by Kahlow, seconded by Cherf that this resolution be APPROVED. Voice vote carried unanimously.**

[24-0480](#)

2025-2029 Capital Improvement Program (CIP) Budget Public Input Meeting Schedule

May 13, 2024 at 6pm in Council Chambers **Public Hearing**  
June 17, 2024 at 4pm in Council Chambers **Public Hearing**  
July 1, 2024 at 4pm in Council Chambers **Public Hearing** City Plan Commission recommendation.  
August 1, 2024 at 6pm in Council Chambers **Public Hearing** Finance and Personnel Committee recommendation  
August 8, 2024 at 6pm in Council Chambers Final Common Council Action

**Attachments:**    [CPC Recommendation Report - 4.11.2024](#)

**Unanimous voice vote to adopt these dates for the CIP public hearings.**

## Adjournment

**Mayor Reynolds adjourned this meeting at 5:13 PM.**

**City Plan Commission Members:**

**Mayor Mitch Reynolds, Chris Kahlow, Elaine Yager, Jacob Sciammas, James Cherf,  
Jennifer Trost, Matt Gallagher, Jenasea Hameister & James Szymalak.**